

NO TRANSFER
TAX PAID

5-182

WARRANTY DEED
021062

Sidney L. Dupont and Julie D. Dupont of Waterville, County of Kennebec, State of Maine, for consideration paid, grant to Andrew L. Dupont of Waterville, County of Kennebec, State of Maine, with warranty covenants, the land in Waterville, County of Kennebec, State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a point located on the northerly sideline of Brightwood Street at the southwest corner of land of the Grantors; thence northwesterly along Grantors' westerly line a distance of 100 feet, more or less, to a point marking the northeast corner of land now or formerly of Letourneau as depicted as Lot #100 on a certain plan entitled "survey for Sidney DuPont - Julie DuPont, Rosedale Street, Waterville, Maine by Harry J. Mitchell dated April 1973, and recorded in Kennebec County Registry of Deeds on August 21, 1973, in Book 44, Pages 58 and 58a; thence northeasterly along the southerly boundary of Lot #118 as depicted on said Plan a distance of 50.15 feet, more or less, to a point; thence northwesterly along the common boundary of Lots #118 and #117 a distance of 100.2 feet, more or less, to a point marking the northwest corner of said Lot #118; thence N 65° 08' 37" E to a point on the northerly line of Lot #117 as depicted on said Plan, which point would be intersected by a southeasterly straight line extension of the westerly line of Lot #127 as depicted on said Plan; thence northwesterly along said extended line a distance of 50 feet, more or less, to a point marking the southwest corner of said Lot #127; thence northwesterly along the westerly line of said Lot #127 to a point marking the northwest corner of said Lot #127; thence northeasterly along the northerly line of Lots #127, #128 and #129 a distance of 120 feet, more or less, to a point marking the northeast corner of Lot #129; thence southeasterly along the easterly line of said Lot #129 to a point marking the southeast corner of said Lot #129; thence continuing southeasterly in a straight line to an elm tree marking the northeast corner of Lot #115; thence S 25° 16' 49" E a distance of 100.24 feet, more or less, to an iron rod marking the southeast corner of Lot #115; thence S 65° 09' 59" W a distance of 100.3 feet, more or less, to a point marking the southwest corner of Lot #116; thence southeasterly in a straight line extension of the common boundary of Lots #116 and #117 a distance of 100 feet, more or less, to a point on the northerly sideline of Brightwood Street; thence S 65° 14' W along the northerly sideline of Brightwood Street a distance of 100.3 feet, more or less, to the point of beginning.

Excepting and reserving to the Grantors a non-assignable personal right of way for pedestrian and vehicular access to remaining land of Grantors, said right of way to be 40 feet in width bounded on the west by the easterly line of Lots #99 and #110.

Meaning and intending to convey a portion of the premises conveyed to the Grantors by warranty deed from Ursula S. Marcoux dated December 10, 1971, and recorded in Kennebec County Registry of Deeds, Book 1569, Page 848, and by quitclaim deed from Lorraine Stevens, Personal Representative of the Estate of Grace V. Dallaire dated May 1, 1985, recorded in said Registry, Book 2804, Page 287.

Sidney L. DuPont and Julie D. DuPont, husband and wife, release all rights in the premises being conveyed.

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WITNESS our hands and seals this 21st day of July, 1998.

Sidney L. DuPont
Sidney L. DuPont

Julie D. DuPont
Julie D. DuPont

STATE OF MAINE
COUNTY OF KENNEBEC

July 21, 1998

Personally appeared the above-named Julie D. DuPont and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Susan R. Jackson
Attorney At Law Notary Public

srj-070398

SUSAN R. JACKSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 22, 1999



RECEIVED KENNEBEC SS.

1998 AUG -5 AM 9:00

ATTEST: *Lynna Burke Mann*
REGISTER OF DEEDS